



3 Fraser Court Moorfield Street  
Hereford, Herefordshire, HR4 9JL

**jackson**  
property



# £169,950

Immaculate City Centre Home | 2 Bedrooms | Large kitchen diner with breakfast bar | Lounge | Courtyard garden | Walking distance to Hereford City | Sold with No onward chain

## Situations

The property is well positioned within easy walking distance of Hereford railway station, bus station, large supermarket, hospital, local shops & public houses. The city centre is a short walk away where an excellent range of amenities can be found including restaurants, bowling alley, plenty of shopping and cinema.

## Description

The property is located in a no through road off Moorefield Street in Hereford City Centre. The front entrance door leads in to an inviting hallway with storage cupboard and door leading into the open plan kitchen/dining room. With front and rear aspect double glazed windows, a range of units comprising sink drainer unit, work surfaces, tiled splashbacks, wall and base cupboards, electric oven with hob and cooker hood over, integrated dishwasher, space for fridge/ freezer, plumbing and space for washing machine. There is also a door to the rear garden and stairs leading to the first floor. An opening leads into the living room which has a large window to the front allowing light to fill the room.

The first floor landing has doors to the

two bedrooms and family bathroom. Both bedrooms are good size double rooms, with bedroom 1 benefitting from a built in cupboard that houses the boiler. The bathroom is fitted with a three piece white suite with shower over the bath.

Outside: To the immediate rear of the property there is a shared walled garden with lovely garden feature, decking and artificial lawn space.

## Services

All mains services are connected.

## Directions

Proceed out of Hereford along Edgar Street, turning left into Richmond Street. Take the first left into Moorfield street and the property is located on the right hand side.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Jackson Property

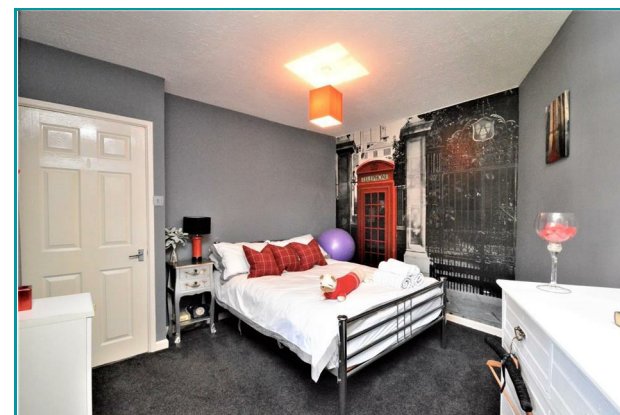
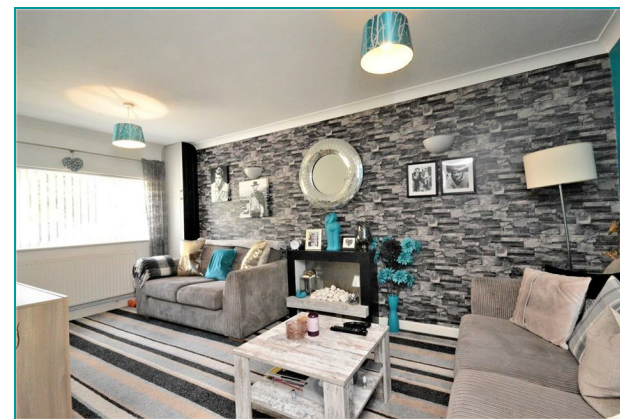
for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute

any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

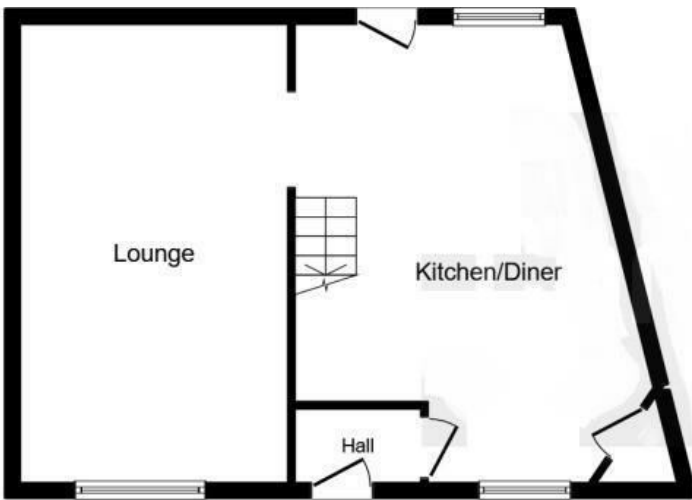
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

## Referral Fees

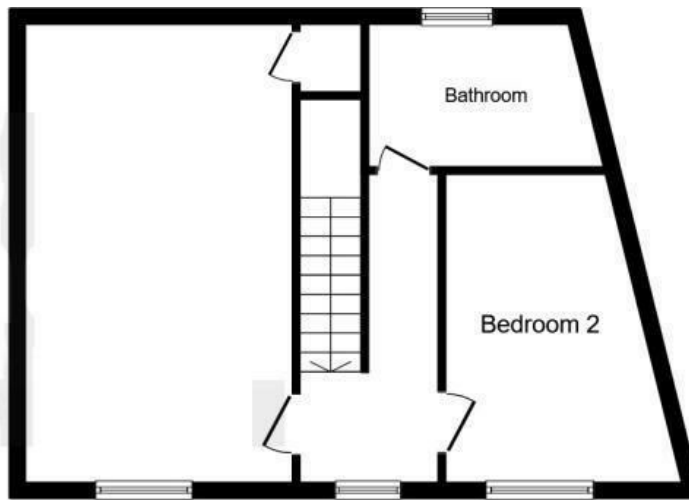
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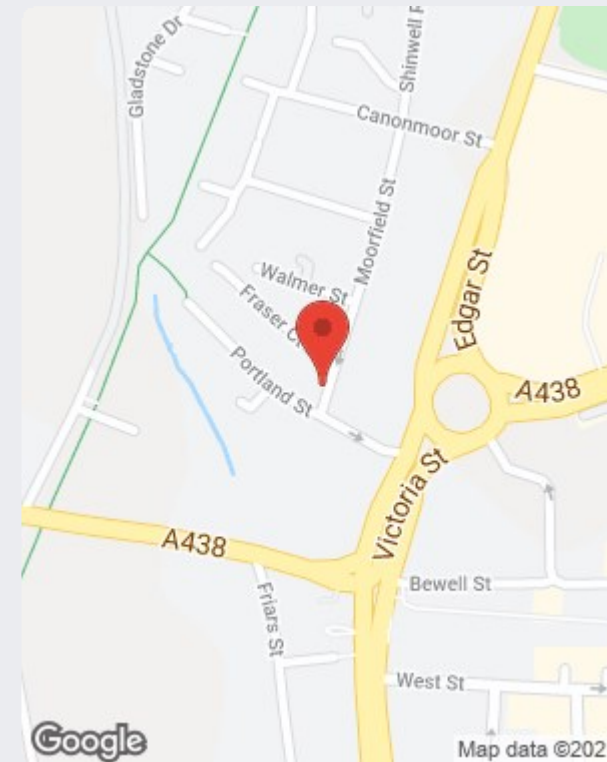
To arrange a viewing please contact us on t. 01432 344 779  
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



**Ground Floor**



**First Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 81-91 <b>A</b>	82-91 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 21-34 <b>A</b>	21-34 <b>A</b>
71-80 <b>B</b>	67 <b>B</b>	35-40 <b>B</b>	35-40 <b>B</b>
55-70 <b>C</b>		41-45 <b>C</b>	41-45 <b>C</b>
35-54 <b>D</b>		46-50 <b>D</b>	46-50 <b>D</b>
15-34 <b>E</b>		51-55 <b>E</b>	51-55 <b>E</b>
9-14 <b>F</b>		56-60 <b>F</b>	56-60 <b>F</b>
1-8 <b>G</b>		61-65 <b>G</b>	61-65 <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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